



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Mayor : Cllr D Shutler, Town Clerk : Amanda Card *BA (Hons), CPFA*
T-01935 382424, F-01935 382429, W - www.yeovil.gov.uk
E-mail Town.Clerk@yeovil.gov.uk

Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 10 April 2017 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr P Lock, P Chandler, J Conway, Gail Freeman-Bell, K Hussain, T Ledlie, M Lock, S Lowery, E Potts-Jones, and F Purbrick.

In Attendance: H Ferdinand (Deputy Town Clerk – job share) and Tiffany Bartlett (Trainee Administrator)

There were 2 members of the public, and no members of the press present.

7.05pm – Meeting commenced.

Due to the absence of the Vice-Chairman, Cllr S Lowery stood as Vice-Chairman for the meeting.

9/211. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr T Lock – conflicting meeting; G Oakes – delayed at work; W Read - holiday; M Roper – unwell; D Shutler – conflicting engagement; A Smith – previous commitment and R Stickland – conflicting meeting.

RESOLVED: To accept the apologies with the reasons given.

9/212. DECLARATIONS OF INTEREST

Cllrs Kaysar Hussain, Mike Lock, Tony Lock, Graham Oakes, Wes Read, Alan Smith, and Rob Stickland are members of South Somerset District Council and whilst they might speak and possibly vote on applications which might be referred to that Council for determination, they would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

Cllr S Lowery declared a personal interest in application 17/00899/FUL at 7 Bell Chase, Yeovil as she used to work with the applicant.

9/213. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 13 March 2017.

RESOLVED: That the Minutes of previous meeting held on 13 March 2017 be signed as a correct record.

9/214. PLANS LIST (see Table below)

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	17/01197/COU Milford	Bravo Charles Investments Ltd	48 Goldcroft Yeovil Somerset BA21 4DH	The change of use of premises from a dwelling to a HMO (house of multiple occupation)	Refusal on the grounds of the lack of provision for parking and inadequate storage space for bins.
<p>Mr C King of Bravo Charlies Investments Ltd (applicant) informed the Committee that this small company already had two other houses in multiple occupancy (HMO) in Yeovil. These were full to capacity (mainly with doctors from Yeovil Hospital), and that there is always a lot of interest when they advertise any vacant rooms. In respect of parking he said that only 1 of his current 10 tenants has a car, and that the tenants would walk to work at the hospital. He advised that there was room for 2 bins and 5 recycling bins as required by the Somerset Waste Partnership. He also explained there was a rear access to the property which he would improve. This would be suitable for bikes. He also drew attention to a recent survey which concluded there was a lack of rental properties in Yeovil. In the subsequent debate, Members discussed the comments made and the issues raised by the proposed HMO.</p> <p><i>At 7.25pm the two members of the public left the meeting and did not return.</i></p>					
2	17/01316/FUL New Town	Hayz Herman	88 Southville Yeovil BA21 4JF	The erection of a new dwelling with associated car parking	Approval subject to a properly consolidated parking area being provided and that the visibility splays comply with highway requirements.
3	17/00899/FUL Preston	Mrs Jennifer Rushton	7 Bell Chase Yeovil BA20 2FE	The erection of a replacement single storey rear extension to dwellinghouse	Approval
4	17/01188/FUL South	Miss Anne French	76 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch (Retrospective)	Approval subject to the porch being constructed in accordance with the Environmental Health 'Model Standards' specification.
5	17/01225/FUL Park	The Knoll Care Home Ltd	The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE	Demolition of existing garage/store building and erection of new laundry/store building (revised application)	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
6	17/01192/FUL South	Mr Kevin Smith	71 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch	Approval subject to the porch being constructed in accordance with the Environmental Health 'Model Standards' specification.
7	17/01324/FUL Park	Mr And Mrs G Wall	62 Carisbrooke Gardens Yeovil Somerset BA20 1BY	The erection of a single storey rear extension and alterations to roof of existing rear extension	Approval
8	17/01462/FUL Milford	Mr Adam Simonite	23 Elmhurst Avenue Yeovil Somerset BA21 4PP	The erection of a two storey side extension and a single storey rear extension to dwellinghouse	Approval
9	17/01507/FUL South	Mr David Staddon	6 Forest Hill Yeovil BA20 2PE	The carrying out of alterations to front garden (Retrospective)	Approval
10	17/01388/FUL Milford	Mr And Mrs C P Fisher	140 Hillcrest Road Yeovil Somerset BA21 4RF	The erection of a front entrance porch and W.C	Approval
11	17/01118/ADV Yeovil Central	A-Plan Insurance	1 Silver Street Yeovil BA20 1HN	The display of an externally illuminated fascia sign and an externally illuminated projecting sign	Approval

9/215. **AMENDED PLANS / ADDITIONAL INFORMATION**

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	17/00912/FUL Hollands	Mr & Mrs Passmore	5 Chilton Grove Yeovil Somerset BA21 4AN	The removal of existing garage and rear extension and the erection of two storey and single storey rear extensions	Approval

9/216. CORRESPONDENCE

The Deputy Town Clerk informed Members of a letter received from South Somerset District Council in respect of planning application 16/04661/FUL for the change of use, conversion and extension of former Creamery building to form 85 new flats, provision of parking and retention of 14 flats at the Old Creamery, 3 Newton Road, Yeovil. The application had been referred to Area South Committee in February 2017 with a recommendation for approval despite the Town Council recommending refusal on the grounds that the proposed parking provision did not comply with the County's Parking Strategy. The application has now been approved subject to a legal agreement which has now been signed and the decision issued.

9/217. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.05.

Signed:

Date: